



# FY2015 Annual Relocation Report *2006-2015*



City of Kingsport – Development Services



# MoveToKingsport.com

## Completes 9 Year Stretch 2006-2015

In 2006, the City of Kingsport, Kingsport Area Chamber of Commerce, and private sponsors embarked on a bold new initiative to recruit newcomers. The targeted groups: those with higher educational attainment and higher incomes – either working or retired. The community's high quality of life and low cost of living, coupled with a strategic location near the center of the eastern U.S. combine to make Kingsport a desirable location for many demographic groups. From boomer retirees to young professionals, Kingsport is a diverse community with

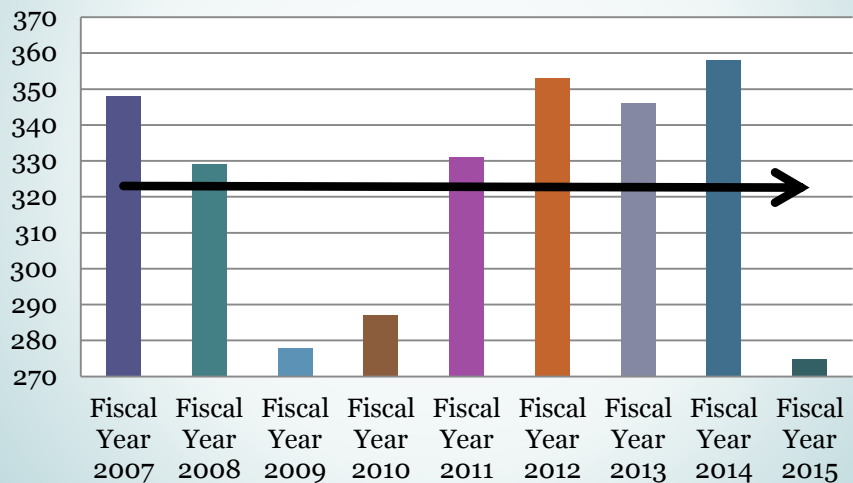
something for everyone. Attributes that Kingsporters may take for granted are considered very desirable in attracting out-of-state relocations (award-winning schools, extensive parks/natural areas, miles of

walking/biking trails, a moderate climate, affordable housing, low crime, low traffic, excellent city services, and an airport with direct flights to four cities).

During the fiscal year ending June 30, 2015 most metrics show positive trend lines except new construction, and out of state relocations. Both areas are intended high priority targets in the upcoming strategic plan for Kingsport. As part of that targeted strategy, we will be investigating incentives and marketing avenues for housing and increasing relocations. This may be an anomalous year for relocations as otherwise, the trend since 2011 has been slowly increasing.

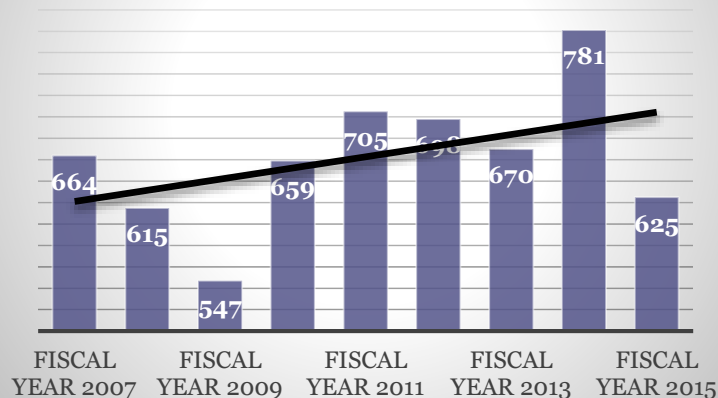
### Out-of-State Relocations to Kingsport, TN

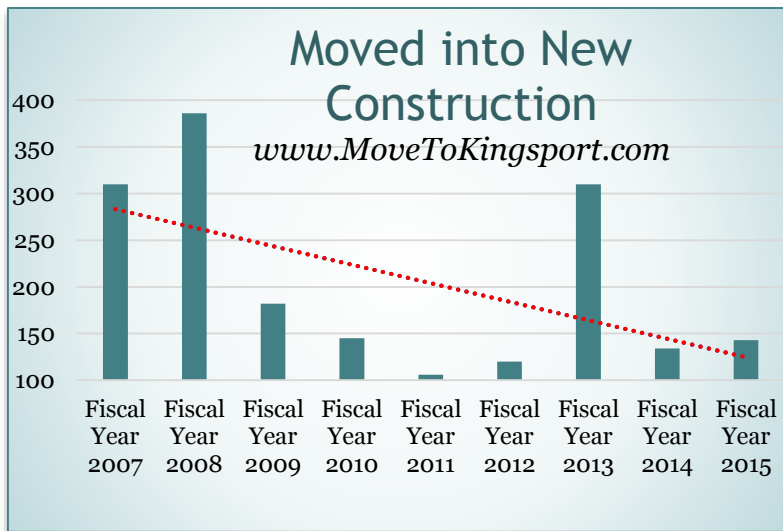
[www.MoveToKingsport.com](http://www.MoveToKingsport.com)



### Moved to Kingsport from < 35 miles in NE TN

[www.MoveToKingsport.com](http://www.MoveToKingsport.com)



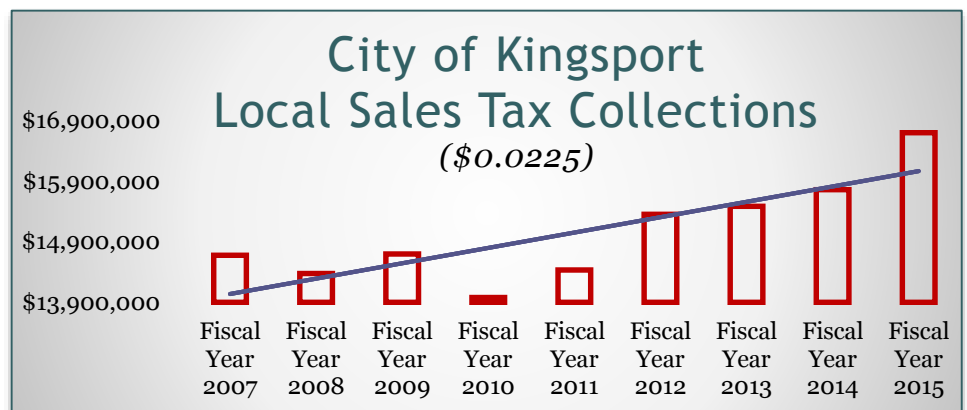
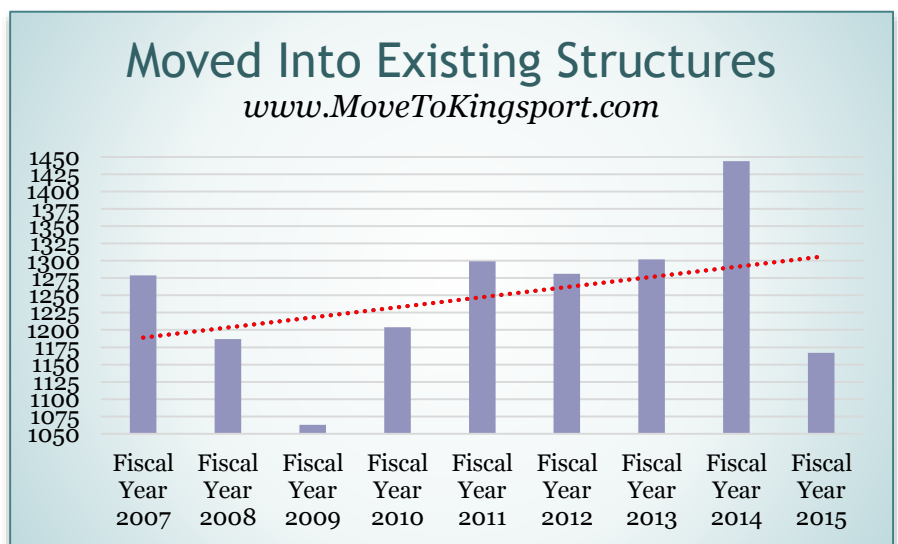


Historically the largest group of newcomers (historically 60%) move from less than 35 miles away in Northeast Tennessee (see red chart at right). The City of Kingsport continues to develop unique amenities, like the Aquatic Center/YMCA, and Brickyard Park in an effort to give people a reason to choose Kingsport as a place to live as well as work.

Many assume that all newcomers move into new construction. Not so in Kingsport where consistently more than 90% of newcomers move into existing housing. That said, in 2015,

143 families moved into new construction. Whether you're looking for a new home overlooking a park or golf course, a traditional neighborhood with tree-lined streets, quaint architecture and "good bones", or a downtown loft, Kingsport has the right home for you!

According to UNC Wilmington, each newcomer generates \$25,000 per year consuming services and creating demand for jobs in medical, pharmacy, finance, insurance, real estate, food, retail, etc. Sales collections are at an all-time high – a tangible indication of consumer spending (see maroon chart). According to the St. Louis Federal Reserve, consumer spending accounts for the largest portion of the U.S. economy. Therefore, cities must ensure there is growth in the consumer base, which will in turn help to maintain a healthy local economy.



Kingsport, Tennessee – come see what all the buzz is about!

## FY2015 Annual Relocation Report

During the 12 month period (July 2014-June 2015), there were **2,824** new families in Kingsport (and 1,514 existing Kingsport area residents moved to a new location within the Kingsport area.)

The net difference is **+580** families (July 2006-June 2015)

The annual economic impact at \$25,000 per person = 580 families x 2.3 persons/family = **\$33,350,000**

Of these 2,824 new families:

- 143 were new construction (5%)
- 2,681 moved into existing structures (95%)
- 325 relocated from elsewhere in Northeast Tennessee (< 35 miles, excluding Kingsport zip codes)
- 101 relocated from elsewhere in Tennessee (> 35 miles)
- 124 relocated from Southwest Virginia (<35 miles of Kingsport)
- 33 relocated from elsewhere in Virginia (>35 miles)
- 72% chose to live inside the city limits of Kingsport
- 54% of new construction was inside city limits of Kingsport

Comparing this Fiscal Year-to-Date (July 2014-June 2015) with the average Fiscal Years-to-Date 2007-2014:

- New residential construction is up 33%
- Out-of-state relocation to Kingsport is down 29%

During the 12 month period (July 2014-June 2015), **432 families moved from out-of-state** (40 states):

VIRGINIA	157
FLORIDA	35
NORTH CAROLINA	35
KENTUCKY	24
NEVADA	17
TEXAS	17
GEORGIA	15
SOUTH CAROLINA	15
MICHIGAN	9
PENNSYLVANIA	9
NEW YORK	8
OHIO	8
ARIZONA	7
COLORADO	7

ILLINOIS	6
ALABAMA	5
CALIFORNIA	5
MARYLAND	5
MISSISSIPPI	5
WEST VIRGINIA	5
CONNECTICUT	4
INDIANA	4
MASSACHUSETTS	3
NEW JERSEY	3
ARKANSAS	2
MAINE	2
MISSOURI	2
OKLAHOMA	2

UTAH	2
VERMONT	2
WASHINGTON	2
WISCONSIN	2
ALASKA	1
DISTRICT OF COLUMBIA	1
HAWAII	1
KANSAS	1
LOUISIANA	1
NORTH DAKOTA	1
OREGON	1
SOUTH DAKOTA	1

## From the Beginning....

**4,114** families moved to Kingsport from all 50 states, the District of Columbia, and the Virgin Islands since the beginning of MoveToKingsport.com (July 2006-June 2015)

1	VIRGINIA	1383
2	FLORIDA	419
3	NORTH CAROLINA	313
4	KENTUCKY	170
5	GEORGIA	152
6	TEXAS	148
7	SOUTH CAROLINA	146
8	OHIO	115
9	NEW YORK	94
10	CALIFORNIA	91
11	MICHIGAN	87
12	PENNSYLVANIA	84
13	ALABAMA	70
14	MARYLAND	66
15	ILLINOIS	63
16	MISSISSIPPI	59
17	WEST VIRGINIA	58
18	INDIANA	57
19	ARIZONA	55
20	NEW JERSEY	40
21	NEVADA	37
22	LOUISIANA	35
23	COLORADO	34
24	MISSOURI	31
25	ARKANSAS	26
26	WASHINGTON	24

27	WISCONSIN	23
28	MASSACHUSETTS	21
29	OKLAHOMA	20
30	OREGON	17
31	CONNECTICUT	15
32	IOWA	15
33	KANSAS	14
34	VERMONT	14
35	DELAWARE	13
36	MINNESOTA	13
37	IDAHO	12
38	MAINE	11
39	UTAH	11
40	ALASKA	10
41	MONTANA	8
42	NEW HAMPSHIRE	7
43	WYOMING	7
44	NEW MEXICO	6
45	HAWAII	5
46	NEBRASKA	4
47	DISTRICT OF COLUMBIA	3
48	NORTH DAKOTA	3
49	SOUTH DAKOTA	2
50	PUERTO RICO	1
51	RHODE ISLAND	1
52	VIRGIN ISLANDS	1



Of the places **moving to Kingsport** since beginning of MoveToKingsport.com (July 2006-June 2015), these are the Top 10:

1	JOHNSON CITY	TN	1652
2	CHURCH HILL	TN	978
3	BLOUNTVILLE	TN	838
4	JONESBOROUGH	TN	499
5	MOUNT CARMEL	TN	450
6	BRISTOL	TN	423
7	FALL BRANCH	TN	402
8	GATE CITY	VA	320
9	ROGERSVILLE	TN	251
10	KNOXVILLE	TN	205

Of the places **moving to Kingsport** since the beginning of MoveToKingsport.com (July 2006-June 2015), these are the **top places by net difference**:

			DIFF
1	BRISTOL	TN	159
2	CHURCH HILL	TN	129
3	JOHNSON CITY	TN	105
4	ROGERSVILLE	TN	79
5	GATE CITY	VA	59
6	GREENEVILLE	TN	40
7	BRISTOL	VA	40
8	PENNINGTON GAP	VA	37
9	ELIZABETHTON	TN	35
10	BLUFF CITY	TN	31
11	MOUNT CARMEL	TN	26
12	PINEY FLATS	TN	23
13	DUFFIELD	VA	21
14	WISE	VA	21
15	JONESBOROUGH	TN	20
16	HILTONS	VA	19
17	PIKEVILLE	KY	17
18	BIG STONE GAP	VA	17
19	ERWIN	TN	15
20	NORTON	VA	13
21	MADISON	NJ	13
22	HENDERSON	NV	12
23	CHUCKEY	TN	12
24	MORRISTOWN	TN	12
25	KODAK	TN	11
26	UNICOI	TN	11
27	GRUNDY	VA	11
28	JACKSONVILLE	FL	10
29	LIMESTONE	TN	10
30	DELAND	FL	9
31	CLEVELAND	TN	9

Of the places **where Kingsporters moved** since beginning of MoveToKingsport.com (July 2006-June 2015), these are the Top 10:

1	JOHNSON CITY	TN	1547
2	BLOUNTVILLE	TN	988
3	CHURCH HILL	TN	849
4	FALL BRANCH	TN	601
5	JONESBOROUGH	TN	479
6	MOUNT CARMEL	TN	424
7	BRISTOL	TN	264
8	KNOXVILLE	TN	262
9	GATE CITY	VA	261
10	ROGERSVILLE	TN	172

Of the places **where Kingsporters moved** since the beginning of MoveToKingsport.com (July 2006-June 2015) **top places by net difference**:

			DIFF
1	FALL BRANCH	TN	-199
2	BLOUNTVILLE	TN	-150
3	KNOXVILLE	TN	-57
4	DRYDEN	VA	-52
5	SURGOINSVILLE	TN	-22
6	RALEIGH	NC	-19
7	ASHEVILLE	NC	-16
8	CHATTANOOGA	TN	-16
9	MURFREESBORO	TN	-16
10	NASHVILLE	TN	-14
11	LOS ANGELES	CA	-12
12	RICHMOND	VA	-11
13	GULF BREEZE	FL	-11
14	BRADENTON	FL	-10
15	NEW PORT RICHEY	FL	-10
16	MELBOURNE	FL	-10
17	BOONE	NC	-10
18	VENICE	FL	-9
19	GASTONIA	NC	-9
20	MYRTLE BEACH	SC	-9
21	BANNER ELK	NC	-8
22	CHARLOTTE	NC	-8
23	SPARTANBURG	SC	-8
24	HENDERSONVILLE	TN	-8
25	SARASOTA	FL	-7
26	CANTON	GA	-7
27	ROMULUS	MI	-7
28	FRANKLIN	TN	-7
29	OOLTEWAH	TN	-7
30	WHITE PINE	TN	-7



## Families Moving to Kingsport

### Metropolitan/Micropolitan Statistical Areas (MSAs) >35 Miles Away (July 2006-June 2015)

Knoxville, TN	279
Morristown, TN	129
Nashville-Davidson--Murfreesboro, TN	110
Washington-Arlington-Alexandria, DC-VA-MD-WV	75
Tampa-St. Petersburg-Clearwater, FL	74
Chattanooga, TN-GA	73
Atlanta-Sandy Springs-Marietta, GA	60
Miami-Fort Lauderdale-Miami Beach, FL	57
Asheville, NC	53
Sevierville, TN	46
New York-Northern New Jersey-Long Island, NY-NJ-PA	46
Chicago-Naperville-Joliet, IL-IN-WI	44
Charlotte-Gastonia-Concord, NC-SC	44
Orlando, FL	44
Virginia Beach-Norfolk-Newport News, VA-NC	43
Dallas-Fort Worth-Arlington, TX	42
Detroit-Warren-Livonia, MI	38
Houston-Baytown-Sugar Land, TX	38
Memphis, TN-MS-AR	37
Charleston-North Charleston, SC	34
Phoenix-Mesa-Scottsdale, AZ	34
Las Vegas-Paradise, NV	31
Deltona-Daytona Beach-Ormond Beach, FL	31
Jacksonville, FL	31
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	31
Columbia, SC	30
Richmond, VA	29
Baltimore-Towson, MD	26
Cincinnati-Middletown, OH-KY-IN	25
Bluefield, WV-VA	25
Raleigh-Cary, NC	25
Sarasota-Bradenton-Venice, FL	23
Greenville, SC	23
Clarksville, TN-KY	23
Cape Coral-Fort Myers, FL	22
Lexington-Fayette, KY	22
Los Angeles-Long Beach-Santa Ana, CA	21
Cleveland, TN	21
Lakeland, FL	20
Greensboro-High Point, NC	20
San Diego-Carlsbad-San Marcos, CA	19
Newport, TN	19
Hickory-Lenoir-Morganton, NC	18

Cookeville, TN	18
Louisville, KY-IN	17
Columbus, OH	16
St. Louis, MO-IL	16
Roanoke, VA	16
Birmingham-Hoover, AL	15
Harriman, TN	15
San Antonio, TX	15
Blacksburg-Christiansburg-Radford, VA	15
Myrtle Beach-Conway-North Myrtle Beach, SC	14
Charleston, WV	14
Winston-Salem, NC	14
Indianapolis, IN	14
Riverside-San Bernardino-Ontario, CA	13
Longview, TX	13
Hattiesburg, MS	13
Palm Bay-Melbourne-Titusville, FL	12
Cleveland-Elyria-Mentor, OH	12
Huntsville, AL	12
Augusta-Richmond County, GA-SC	12
Punta Gorda, FL	12
Pensacola-Ferry Pass-Brent, FL	11
Albany-Schenectady-Troy, NY	11
Columbia, TN	10
Oklahoma City, OK	10
Toledo, OH	10
Fayetteville, NC	10
Portland-Vancouver-Beaverton, OR-WA	10
Statesville-Mooresville, NC	10
Savannah, GA	10
Minneapolis-St. Paul-Bloomington, MN-WI	10
Fresno, CA	9
Boston-Cambridge-Quincy, MA-NH	9
Pittsburgh, PA	9
Naples-Marco Island, FL	9
Dayton, OH	9
Allentown-Bethlehem-Easton, PA-NJ	9
Springfield, MA	9
Wilmington, NC	9
Durham, NC	9
Denver-Aurora, CO	9
Kansas City, MO-KS	9
La Follette, TN	8
Syracuse, NY	8

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***\*This data indicates the origin of families relocating to Kingsport. It is not intended to imply a net gain to the existing Census Bureau population estimates.***